



## Community Development Department

### RENAISSANCE ZONE AUTHORITY MEETING AGENDA March 12, 2020

---

David J. Blackstead Meeting Room      4:00 p.m.      City-County Office Building

---

Item No.

Page No.

### MINUTES

1. Consider approval of the minutes of the February 13, 2020 regular meeting of the Renaissance Zone Authority.

### REGULAR AGENDA

*Requests for Renaissance Zone and/or Downtown Design Review approval*

#### 2. Montana-Dakota Utilities (MDU) Replacement Fence

- Downtown Design Review | DDR2020-003 ..... 11

Staff recommendation: Approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

#### 3. Saint Mary's Parish Offices

- Downtown Design Review | DDR2020-004 ..... 19

Staff recommendation: Approve      ☐ approve      ☐ continue      ☐ table      ☐ deny

#### 4. Gideon's Brewing Company Outdoor Seating

- Downtown Design Review | DDR2020-005 ..... 25

Staff recommendation: Approve      ☐ approve      ☐ continue      ☐ table      ☐ deny



## **OTHER BUSINESS**

5. Presentation on Downtown Market Report from Downtown Bismarck Community Foundation
6. Continued Discussion about Potential Renaissance Zone Boundary Expansion
7. Report from the City Staff
8. Report from the Downtowners

## **ADJOURNMENT**

9. **Adjourn.** The next regular meeting is scheduled for **April 9, 2020.**

Enclosure:     •   *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
February 13, 2020**

The Bismarck Renaissance Zone Authority met on February 13, 2020 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chair Christianson presided.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, George Keiser, Todd Van Orman, Curt Walth and Greg Zenker.

Technical Advisor Steph Smith was present.

Technical Advisor Bruce Whittey was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Jannelle Combs (City Attorney), Ben Ehreth (Community Development Director), Will Hutchings (Planner), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Madison Cermak and Kate Herzog (The Downtowners), Amy Steinle and Brett Donat, (EAPC), Albert Daou (Lander Group), Tory Jackson (Jackson Law Firm), Susan Dingle (Citizen) and Jerry Anderson (Ten on Main, LLC).

**CALL TO ORDER**

Chair Christianson called the meeting to order at 4:00 p.m.

**MINUTES**

Mr. Nairn stated that Curt Walth's absence from the November 14, 2019 meeting was omitted from the minutes.

The minutes of the January 9, 2020 meeting were distributed prior to the meeting.

**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Zenker to approve the minutes of the January 9, 2020 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

Chair Christianson stated that item number four was withdrawn from the agenda.

## **RENAISSANCE ZONE PROJECT – 112-120 EAST AVENUE A AND 506-510 NORTH 2<sup>ND</sup> STREET – THE GROVE – NEW CONSTRUCTION**

Mr. Nairn explained that the project formerly known as Lander Group West Project is now titled The Grove. He stated that this hearing is a continuation of last month's agenda item, that neighbors have since been properly notified and that he received two phone calls regarding the project and neither stated any opposition to the project.

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Lander Group, is requesting approval of a New Construction Renaissance Zone project for the construction of four new multi-family residential structures at 112-120 East Avenue A and 506-510 North 2<sup>nd</sup> Street. Each structure would be a 3-story 5-plex, and three of the structures would also contain an additional carriage house unit. In total, there would be 23 residential units on the site. During the January 9, 2020 meeting of the Renaissance Zone Authority, the associated Downtown Design Review project was approved, including new construction and demolition of existing buildings on the site, on the condition that the applicant provide more details on the retaining wall or grading along East Avenue A and the lighting plan for the rear parking area which will be addressed separately. The five existing parcels will be combined into one parcel.

Mr. Nairn stated that the project meets Renaissance Zone project criteria including exceeding the minimum investment cost per square foot of finished floor area. He stated that the applicant intends to amend the rear parking area by adding enclosed garages in some locations previously shown as surface parking lot, which is reflected in the revised site plan submitted in the packet. He stated that the owner intends to begin construction by the end of March 2020 with expected occupancy by the end of March 2021.

Mr. Nairn stated that, based on information contained in the staff report, staff recommends approval of the New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2<sup>nd</sup> Street for four multi-family residential buildings, as presented in all submitted documents and materials, a 100% property tax exemption on the buildings for five years and an exemption from state tax on income derived from the location for five years.

Mr. Keiser asked Mr. Donat to review the revised parking plan. Mr. Donat called attention to the visual representation of parking. Mr. Nairn stated that the previous parking plan showed 27 off-street parking spaces, but that this number may have changed with revisions to the site plan. He further stated that a variance request has been submitted, but it is unclear at this time how many spaces are proposed.

Mr. Keiser expressed concern about the amount of traffic already in this area and Authority members discussed parking conditions.

Mr. Walth asked what the height of the retaining wall would be. Mr. Donat stated that the retaining wall would not be a separate wall and be incorporated into the building. Mr. Donat showed Authority members the height of the wall at different points along the graded lot.

Mr. Fink asked the applicant if he could address the lighting which Authority members requested clarification on. Mr. Donat stated that down-lighting would be placed on garages so as not to shine into neighboring property.

Chair Christianson opened the public hearing.

Ms. Herzog reminded Authority members of the letter of support presented at the January meeting where the Downtowners stated that they are in favor of the project.

There being no comments, Chair Christianson closed the public hearing.

**MOTION:** A motion was made by Mr. Fink and seconded by Mr. Van Orman to approve the New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2<sup>nd</sup> Street for four multi-family residential buildings, as presented in all submitted documents and materials, a 100% property tax exemption on the buildings for five years and an exemption from state tax on income derived from the location for five years. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

### **RENAISSANCE ZONE PROJECT – 202-220 EAST AVENUE A AND 500-506 NORTH 3<sup>RD</sup> STREET – RENAISSANCE LOFTS – NEW CONSTRUCTION**

Mr. Nairn explained that the project formerly known as Lander Group East Project is now titled Renaissance Lofts. He stated that this hearing is a continuation of last month's agenda item, that neighbors have since been properly notified and that he received two phone calls regarding the project and neither stated any opposition to the project.

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Lander Group, is requesting approval of a New Construction Renaissance Zone project for the construction of a four-story multi-family residential building at 202-220 East Avenue A and 500-506 North 3<sup>rd</sup> Street. He stated that the seven existing parcels would be combined into one parcel and two structures would be demolished. The temporary special use permit currently used as a parking lot by Sanford Health Century expires on May 31, 2020. He stated that the owner intends to begin construction by the end of March 2020. Mr. Nairn verified that costs included in the application are for capital improvements, the cost per square foot exceeds the threshold minimum investment required and that the same construction time frame as The Grove project exists.

Mr. Nairn stated that, based on information contained in the staff report, staff recommends approval of the New Construction Renaissance Zone project at 202-220 East Avenue A and 500-506 North 3<sup>rd</sup> Street for a four-story multi-family residential building, as presented in all submitted documents and material, a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years.

Mr. Keiser asked the applicant to clarify the parking plan. Mr. Donat stated that he is creating 54 parking places for 68 units. Mr. Donat stated that several units will be efficiency units.

Chair Christianson opened the public hearing.

Ms. Herzog stated that this property is along the Blue Route transit line which should alleviate some parking demand by providing alternatives to car ownership.

Ms. Dingle stated that she lives in the neighborhood and she is really excited about the project and likes how the project supports infill goals. She stated that the developer has a long time commitment to Bismarck and stated that everything about the project is exciting.

There being no comments, Chair Christianson closed the public hearing.

**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Fink to approve the New Construction Renaissance Zone project at 202-220 East Avenue A and 500-506 North 3<sup>rd</sup> Street for a new four-story multi-family residential building, as presented in all submitted documents and materials, a 100% property tax exemption on the buildings for five years and an exemption from state tax on income derived from the location for five years. The motion passed with members Fink, Gawrylow, Van Orman, Zenker, Walth and Chair Christianson voting in favor of the motion with Authority member Keiser opposing the motion.

Chair Christianson thanked the applicants and wished them good luck.

#### **DOWNTOWN DESIGN REVIEW – 403 EAST MAIN AVENUE TEN ON MAIN LLC – FAÇADE REHABILITATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Ten on Main, LLC, is requesting Downtown Design Review approval for the rehabilitation of the building façades facing East Main Avenue and North 4<sup>th</sup> Street at 402 East Main Avenue. Mr. Nairn stated that the overall objective of the project is to remove stucco and restore the underlying historic façade to the greatest extent feasible. He stated that the building is within the Downtown Bismarck Historic District, but is not considered a contributing structure due to the materials used in its former refurbishment. The building was built in 1913 and later occupied by the Woolworths

Department Store, but did not retain enough of its original integrity to be deemed historically significant. Mr. Nairn stated that certain elements of the proposed design would encroach into the public right-of-way, including four projecting signs and canopies over the doorways on the south side. All proposed encroachments can be included in a single agreement to be signed by the City Commission.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 402 East Main Avenue, as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement is obtained from the Engineering Department for any encroachments into the public right-of-way.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation if any new materials are applied to, or original bricks or architectural features are removed from, the façade where not shown on the design.

Mr. Anderson distributed plans, showed visual evidence and described the process he is taking to discover the materials and the integrity of the underlying structure. He stated that it is an on-going act of discovery and thanked Authority members for their flexibility in allowing him to act appropriately given the varying evidence he may find in different parts of the façade. He stated that he is attempting to restore original brick but also presented examples of Nichiha to Authority members as an alternative possibility to maintain the original look of the building.

Ms. Smith asked if the Nichiha panels would reveal an unfinished edge at the corners. Mr. Anderson stated that there would be corner pieces to cover the seam.

Chair Christianson asked how accurate the colors in the architect's rendering were. Mr. Anderson stated that the colors have yet to be fully exposed and so far several colors have been exposed.

Mr. Walth asked how closely the color can be matched with Nichiha. Mr. Anderson stated that it can be relatively closely matched or he will at least choose a complimentary color.

Chair Christianson asked if the second story windows would be altered. Mr. Anderson stated that the plan does not include changing the second story windows at this time.

Mr. Anderson stated that he is hoping to uncover the original City National Bank sign and intends to keep that rather than resigning to the proposed Ten on Main signage.

Chair Christianson stated that the applicant seems very willing to work with Authority members

and within Downtown Design Review guidelines.

Mr. Fink asked what the applicant expects to find. Mr. Anderson stated that he is unable to make any predictions until more areas are revealed.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the proposed design for 402 East Main Avenue as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement is obtained from the Engineering Department for any encroachments into the public right-of-way.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation if any new materials are applied to, or original bricks or architectural features are removed from, the façade where not shown on the design.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker, Walth and Chair Christianson voting in favor.

Chair Christianson thanked the applicant and wished him good luck on the project.

## **OTHER BUSINESS**

### **DISCUSSION ABOUT POTENTIAL RENAISSANCE ZONE BOUNDARY EXPANSION TO NORTH BISMARCK**

Mr. Nairn stated that Authority member Van Orman has requested a discussion about an expansion of the Renaissance Zone into an area in north Bismarck. Mr. Nairn stated that no business or property owners have approached staff within this area. He reminded Authority members that there are 4 ½ blocks remaining to possibly include into the Renaissance Zone and mentioned that 3 of the 4 ½ blocks available can be non-contiguous from the current existing Renaissance Zone. He stated that if Authority members wanted to amend the Development Plan that they could recommend approval to City Commission. Mr. Nairn presented options for two blocks on either side of State Street as attached to the agenda.

Mr. Nairn stated that if Authority members wanted to create a Renaissance Zone island area they should consider whether to apply design guidelines since it would not be in the downtown, where guidelines already are in place.



There was continued discussion about the possibility of creating a Renaissance Zone island area, which locations might be most impactful, how to determine the best locations, and whether prior knowledge of preferential projects is desirable at this time.

Chair Christianson and Mr. Zenker suggested that a survey might assist in discovering the most appropriate locations, if any.

Mr. Fink suggested that it might be more appropriate for the Renaissance Zone Authority to determine an area for incentivizing investment. He asked staff to research a few areas outside the contiguous Renaissance Zone and report results at a future Renaissance Zone Authority meeting.

### **REPORT FROM CITY STAFF**

Ms. Combs reminded Authority members that Authority members should forward any relevant emails to staff regarding a recent open records request.

Mr. Nairn stated that a Downtown Design approval was granted for two wall signs for the Window and Door Store at 815 East Main Avenue.

### **REPORT FROM THE DOWNTOWNERS**

Ms. Herzog stated that a lot of real estate transactions have occurred in the last three weeks, and the Renaissance Zone Authority can expect applications for design review. The Art Center, which is a non-profit entity, is proposed to arrive in the Machining District and will hopefully spur development in that area. She stated that it proves to be a promising year for housing development, especially for market-rate housing.

Ms. Herzog gave her thanks to Authority members for all the hard work the Renaissance Zone Authority does.

Mr. Walth asked how long the current Renaissance Zone Development Plan is in effect. Mr. Nairn stated that it is in effect until July 1, 2022, which is a five-year program.

### **ADJOURNMENT**

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:52 p.m. to meet again on March 12, 2020.

Respectfully submitted,

---

Sandra Bogaczyk  
Recording Secretary

---

Jim Christianson  
Chair

DRAFT



## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 2

March 12, 2020

### Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-003

#### Project Summary

Title:	Montana-Dakota Utilities (MDU) Replacement Fence
Status:	Renaissance Zone Authority
Owner(s):	Montana-Dakota Utilities (MDU)
Project Contact:	Timothy McDonald
Location:	On the south side of Front Avenue, between South 3 <sup>rd</sup> Street and South 5 <sup>th</sup> Street
Request:	Replace the existing fence around the perimeter of the substation



#### Staff Analysis

Montana-Dakota Utilities (MDU) is requesting Downtown Design Review approval of a new fence around the perimeter of the substation at 409 East Front Avenue. The site fronts both East Front Avenue and East Sweet Avenue.



Existing substation fence along Front Avenue

The existing fence would be removed around the entire perimeter. It is a six-foot tall galvanized chain-link fence, with barbed wire. Slats to prevent visibility have been inserted in some sections. The new fence would be installed in the exact location of the previous fence.

The six 20-foot gates in the existing fence would remain in the same locations. The multiple gates are necessary to allow access to the site with sufficient maneuverability for maintenance and equipment transfer. The gates will be used intermittently. Although the gates have potential to be opened into the public right-of-way, due to the low-level of services needed at the site this impact to the sidewalk is expected to be minimal. One gate is set back approximately one vehicle length from the sidewalk of East Front Avenue.

The new fence is proposed to be a 10-foot tall metal fence coated in a black color. MDU intends to use the same material as what was installed this year at their substation along Century Avenue, adjacent to Jaycee Park. An image of this installed fence is provided as an example.

There are spatial limitations to this site that preclude the possibility of alternate designs. Staff has discussed with the applicant the possibility of using pillars at intervals to provide articulation along the fence and provide contrasting materials. However, the fence cannot be shifted any closer to the facilities on the site than its existing position. Given this pre-existing limitation, staff supports the proposal as submitted.

(continued)

**Required Findings of Fact**

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

**Staff Recommendation**

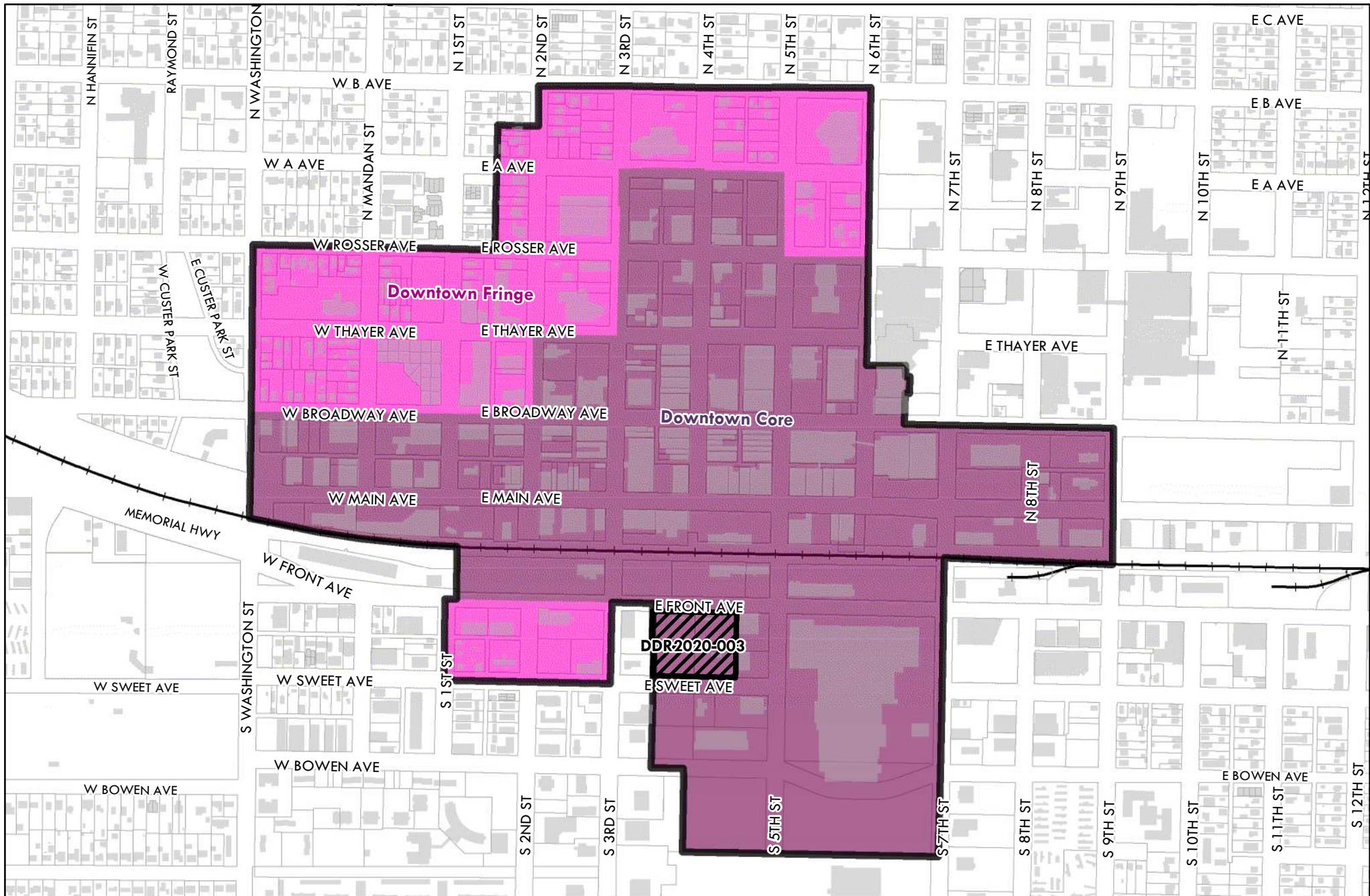
Based on the above findings, staff recommends approval of the proposed design for a replacement fence at 409 East Front Avenue as presented in all submitted documents and materials, on the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

**Attachments**

1. Location Map
  2. Submitted design documents
- 

Staff report prepared by: Daniel Nairn, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# Downtown Design Review - Project Location Map





# MDU - BISMARCK FRONT AVE & BISMARCK SWEET AVE SUBTATIONS

PROJECT WILL BE A DIRECT REPLACEMENT  
NEW FENCE WILL BE INSTALLED WHERE CHAIN LINK FENCE IS CURRENTLY







### PROPOSED REPLACEMENT FENCE

This fence was installed along Century Ave in Bismarck, ND in 2020.

MDU - Bismarck Century Dist Substation  
164 E Independence Ave  
Bismarck, ND 58501











## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 3

March 12, 2020

### Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-004

#### Project Summary

Title:	Saint Mary's Parish Offices
Status:	Renaissance Zone Authority
Owner(s):	Church of Saint Mary
Project Contact:	Jeff Welch, AIA, Jiran Architects
Location:	At the intersection of Broadway Avenue and North 9 <sup>th</sup> Street
Request:	Remodel a former fast food restaurant into offices



#### Staff Analysis

Saint Mary's Parish is requesting downtown design review approval for façade alterations of the building at 825 East Broadway Avenue. The building was previously occupied by a Pizza Hut restaurant and is being remodeled for use as offices by the Saint Mary's Parish.

The project involves alteration of a façade in the DC – Downtown Core zoning district, which requires downtown design review approval.



Existing Building at 825 East Broadway Avenue

The project primarily involves interior renovations to the building, which are outside of the scope of downtown design review. The exterior modifications will be limited to the replacement of the roof and the addition of six exterior windows. The existing vertical fence on the roof will be removed and replaced with roof trusses to make the roof a complete hipped roof. The metal standing seam roofing will be removed and the entire roof will be changed to shingles. Wood siding will be repainted. A rendering is attached to this staff report.

There is a pole sign on this site that lacks a face and is no longer in use. The applicant intends to remove this pole structure. No other alterations of the parking area or grounds are proposed at this time.

Because of the limited nature of the alterations, the relevant downtown design guidelines primarily relate to the compatibility between the new features and existing character of the building, as well as the materials used. Windows will be installed to match existing. The color scheme will remain the same, including the shingles of the new roof.

**Required Findings of Fact**

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

**Staff Recommendation**

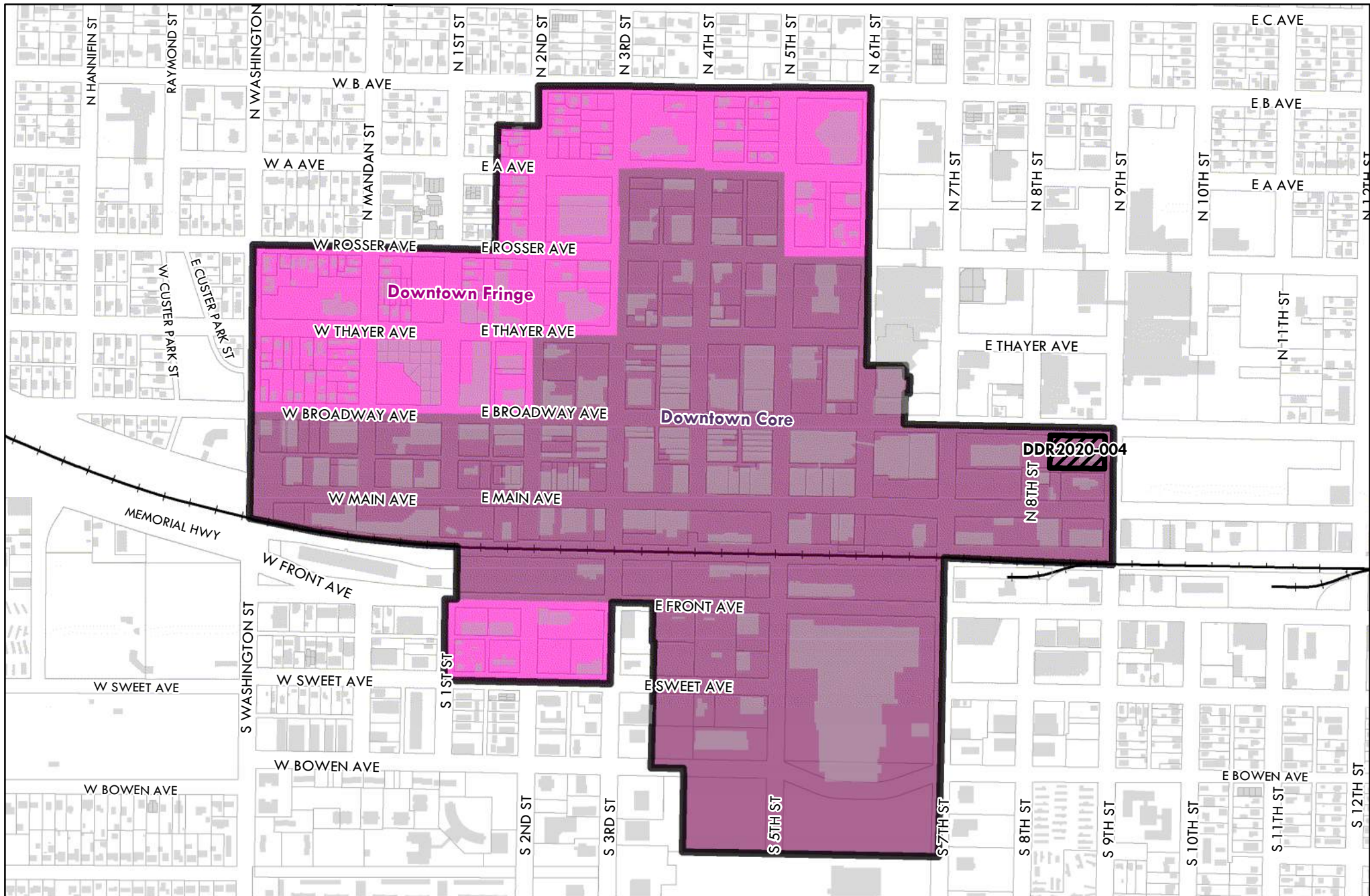
Based on the above findings, staff recommends approval of the proposed design for 825 East Broadway Avenue, as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

**Attachments**

1. Location Map
  2. Submitted design documents
- 

Staff report prepared by: Daniel Nairn, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

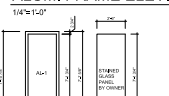
# Downtown Design Review - Project Location Map



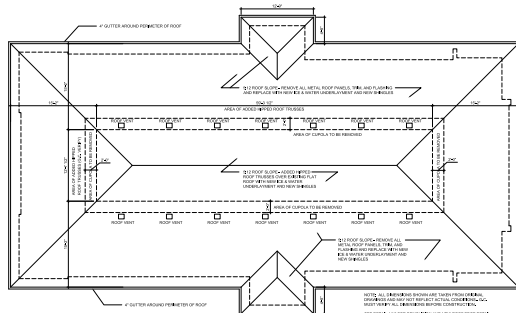
## WOOD FRAME & TRIM DETAILS

ID	SITE	COORD				FRAME		GLASS	NOTES
		TYPE	BATH	REFID	WINDWAVE	HEAT	SLV		
1000	CRUISING								
1001	CRUISING								
1002	CRUISING								
1003	CRUISING								
1004	DATA TAG	A	RESID		PERMUTAL	WCD	WSD4		
1005	DATA TAG	A	RESID		PASSAGE	WCD	WSD4		
1006	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1007	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1008	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1009	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1010	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1011	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1012	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1013	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1014	CRUISING				STRENGTHOON	WCD	WSD4		
1015	CRUISING								
1016	CRUISING								
1017	CRUISING								
1018	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1019	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1020	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1021	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1022	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1023	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1024	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1025	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1026	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1027	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1028	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1029	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1030	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1031	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1032	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1033	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1034	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1035	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1036	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1037	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1038	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1039	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1040	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1041	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1042	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1043	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1044	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1045	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1046	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1047	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	
1048	DATA TAG	B	RESID		PASSAGE	WCD	WSD4	10° TEMP	

## ALUM. FRAME ELEV.



ROOF PLAN



CEILING PLAN











## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

Agenda Item # 4

March 12, 2020

### Application for: Downtown Design Review

TRAKiT Project ID: DDR2020-005

#### Project Summary

Title:	Gideon's Brewing Company Outdoor Seating
Status:	Renaissance Zone Authority
Owner(s):	Gideon's Brewing Company
Project Contact:	David Dumas, Gideon's Brewing Company
Location:	North of Main Avenue, on the east side of the sidewalk of North 5 <sup>th</sup> Street
Request:	Install outdoor seating on sidewalk in front of the brewery.



#### Staff Analysis

Gideon's Brewing Company is requesting downtown design review approval of outdoor seating on the right-of-way of North 5<sup>th</sup> Street directly adjacent to the storefront at 107 North 5<sup>th</sup> Street.



Location of Proposed Outdoor Seating

When the Planning and Zoning Commission approved a Special Use Permit for the microbrewery on this site in 2019, a condition of the approval was to obtain downtown design review approval and an encroachment agreement for any outdoor seating. This

request is being reviewed by the City's Encroachment Committee at the same time.

The applicant intends to install a temporary metal fence to enclose an area of the sidewalk, and use metal tables and chairs within this area. Alcohol will be served in this area, requiring the fence. The fence, tables, and chairs would be purchased directly from the previous occupant of this site and placed in a similar manner. A photo of the previous placement is attached.

Outdoor seating is governed by the 2019 Downtown Streetscape Standards, including spacing distance for pedestrian walkways, seasonal use requirements, and other requirements intended to protect use of the public right-of-way. The request meets all requirements of Downtown Streetscape Standards.

#### Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

(continued)

2. The proposed design generally conforms to the purpose and intent of the 2019 Downtown Streetscape Standards, and other relevant plans and policies.

**Staff Recommendation**

Based on the above findings, staff recommends approval of the proposed design for outdoor seating on the right-of-way of North 5<sup>th</sup> Street directly adjacent to the storefront at 107 North 5<sup>th</sup> Street, as

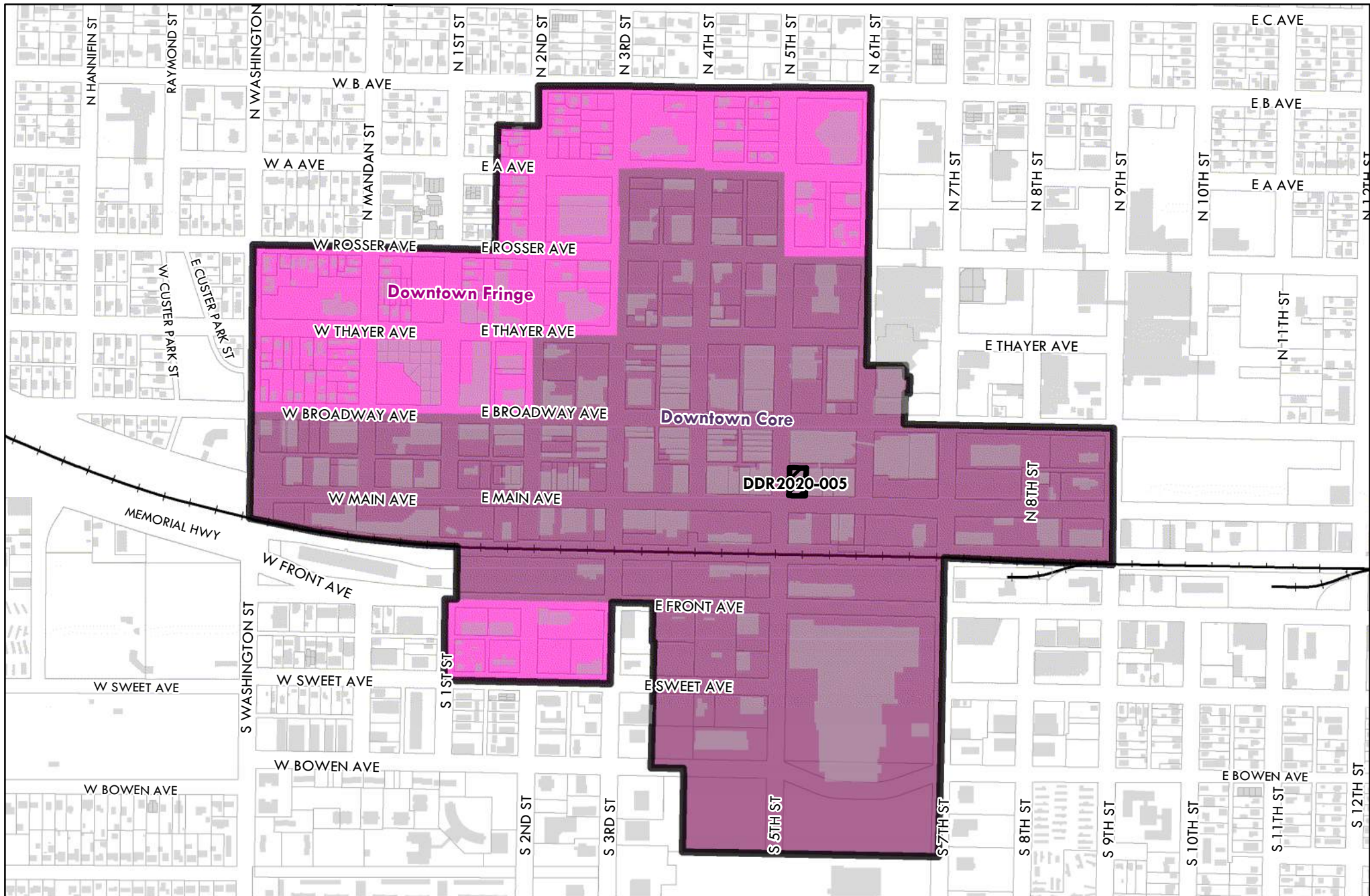
presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

**Attachments**

1. Location Map
  2. Submitted Layout
  3. Example photos
- 

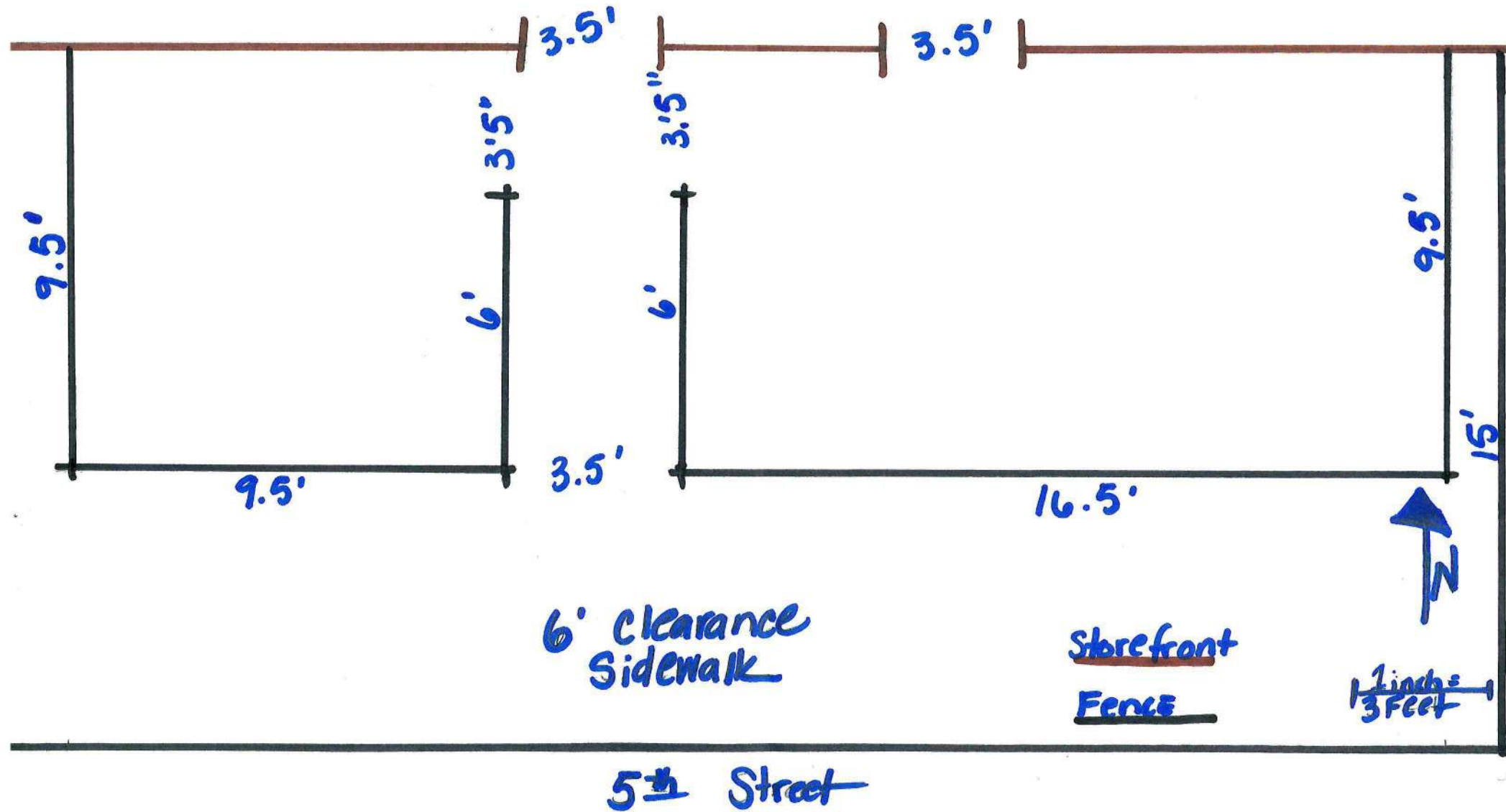
Staff report prepared by: Daniel Nairn, Planner  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)

# Downtown Design Review - Project Location Map





Gideon's Brewing Company



Images of Outdoor Seating Area Previously Installed at 107 North 5<sup>th</sup> Street



**BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS**

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
006-B	Woodmansee's	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	N/A	N/A	N/A	N/A
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	03/13/06	N/A	N/A	N/A	N/A	N/A
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	12/04/06	N/A	N/A	N/A	N/A
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	07/01/06	N/A	N/A	N/A	N/A
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	09/14/06	N/A	N/A	N/A	N/A
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	08/01/07	N/A	N/A	N/A	N/A
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	08/01/07	N/A	N/A	N/A	N/A
034-B	Larson Latham Heuttle LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Improve	Completed	09/04/07	09/11/07	10/30/07	05/21/08	\$137,500	\$142,050	\$166,800	\$300,000
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/18/07	12/27/07	06/12/08	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	10/01/08	\$136,836	\$176,955	\$184,400	\$263,500
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	01/29/09	\$238,000	\$167,894	\$803,100	\$1,047,600
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	07/14/08	N/A	N/A	N/A	N/A
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	07/01/09	\$200,000	\$243,344	\$372,300	\$600,000
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	06/27/08	N/A	N/A	N/A	N/A
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/15/08	\$25,000	\$23,375	\$103,100	\$130,000
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/01/09	\$2,500,000	\$3,193,260	\$1,154,600	\$2,654,600
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	04/01/09	N/A	N/A	N/A	N/A
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	10/21/09	\$258,720	\$199,620	\$80,700	\$420,000
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehabilitation	Completed	05/13/09	05/26/09	06/03/09	01/20/11	\$2,145,500	\$1,335,670	\$576,100	\$1,900,000
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/01/09	N/A	N/A	N/A	N/A
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/15/09	N/A	N/A	N/A	N/A
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	09/05/09	N/A	N/A	N/A	N/A
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Improve	Completed	06/10/09	06/23/09	06/25/09	11/01/10	\$245,284	\$246,603	\$231,100	\$350,000
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Improve	Completed	10/14/09	10/27/09	11/25/09	06/17/10	\$727,000	\$620,109	\$437,680	\$843,500
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	07/01/10	N/A	N/A	N/A	N/A

## BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	07/16/10	\$180,000	\$295,896	N/A	N/A
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	02/10/10	02/23/10	03/02/10	07/13/10	\$75,000	\$140,000	N/A	N/A
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	03/11/10	N/A	N/A	N/A	N/A
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	06/09/10	06/22/10	07/02/10	11/01/10	N/A	N/A	N/A	N/A
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	10/19/10	10/26/10	11/10/10	12/01/10	N/A	N/A	N/A	N/A
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	10/13/10	10/26/10	11/10/10	10/24/11	N/A	N/A	N/A	N/A
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	10/19/10	10/26/10	11/10/10	02/01/11	N/A	N/A	N/A	N/A
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	02/21/11	N/A	N/A	N/A	N/A
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	\$73,996	\$73,514	N/A	N/A
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	N/A	N/A	N/A	N/A
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	N/A	N/A	N/A	N/A
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	N/A	N/A	N/A	N/A
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	N/A	N/A	N/A	N/A
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	\$0	N/A
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	02/17/15	02/24/15	03/27/15	09/24/15	N/A	N/A	N/A	N/A
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	06/30/15	N/A	N/A	N/A	N/A
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	06/10/15	N/A	N/A	\$0	N/A
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	07/23/15	N/A	N/A	N/A	N/A
115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	07/01/15	N/A	N/A	\$0	N/A
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	\$0	N/A
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	11/17/15	11/24/15	04/25/16	04/25/16	N/A	N/A	N/A	N/A
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Improve	Completed	12/15/15	12/22/15	02/11/16	08/01/18	\$100,000	\$125,140	\$130,200	\$360,000
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	06/21/16	06/28/16	07/20/16	03/31/17	N/A	N/A	N/A	N/A
121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	10/18/16	10/25/16	11/16/16	11/16/16	N/A	N/A	\$0	N/A
122-B	NoodleZip	208 East Main Avenue	Lease	Completed	02/09/17	02/28/17	03/17/17	07/21/17	\$62,000	\$63,950	N/A	N/A
123-B	Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Completed	06/08/17	06/27/17	08/01/17	08/01/17	N/A	N/A	\$0	N/A
124-B	701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
125-B	Active Life Chiropractic, PC	201 West Main Avenue	Lease	Completed	07/13/17	07/25/17	08/02/17	08/02/18	N/A	N/A	N/A	N/A
126-B	Harvester Truck Shop, LLC	122 North Mandan Street	Rehabilitation	Completed	08/10/17	08/22/17	08/28/17	08/29/18	\$590,000	\$633,413	\$349,400	\$1,000,000
127-B	Proximal 50, Inc	122 North Mandan Street	Lease	Completed	08/10/17	08/22/17	08/28/17	08/29/18	N/A	N/A	N/A	N/A
128-B	Traci and Bruce Maragos	100 West Broadway Avenue, Suite 306	Primary Residential	Completed	04/13/17	04/25/17	09/19/17	09/19/17	N/A	N/A	\$0	N/A
129-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	\$0	N/A

## BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
130-B	Butterhorn, Inc	210 East Main Avenue	Lease	Completed	09/14/17	09/26/17	10/03/17	05/11/18	\$860,000	\$492,641	N/A	N/A
131-B	Advanced Skin Support, LLC	401 East Broadway Avenue	Lease	Completed	09/14/17	09/26/17	10/18/17	01/12/18	N/A	N/A	N/A	N/A
132-B	Newgen 1, LLC	112 North 4th Street	Purchase w/ Improve	Completed	10/12/17	10/24/17	10/30/17	03/03/20	\$127,700	\$113,948	\$220,400	\$350,000
133-B	Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	N/A	N/A	N/A	N/A
134-B	The Barbers Wife, LLC	401 East Broadway Avenue	Lease	Completed	11/09/17	11/27/17	12/04/17	08/07/18	N/A	N/A	N/A	N/A
135-B	Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	N/A	N/A	N/A	N/A
136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	10/14/19	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
137-B	The Craftcade, LLC	405 North 4th Street	Lease	Completed	03/08/18	03/27/18	04/11/18	05/15/19	\$215,000	\$227,267	N/A	N/A
138-B	Soul Haven Studios, LLP	209 West Main Avenue	Lease	Completed	11/08/18	11/27/18	12/05/18	06/25/19	N/A	N/A	N/A	N/A
139-B	Schuetz Development, LLC	420 East Main Avenue	Purchase w/ Improve	Approved	11/09/17	12/18/18	12/20/18		\$7,182,725	Pending	\$5,509,100	\$7,275,000
140-B	Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	\$0	N/A
141-B	630 Main Apartments	630 East Main	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Completed	05/09/19	05/28/19	06/10/19		N/A	N/A	N/A	N/A
143-B	First Street Lofts	215 S 1st Street	New Construction	Approved	06/13/19	06/25/19	06/27/19		\$7,700,000	Pending	\$186,800	\$7,700,000
144-B	Lander Group/506 Properties, LLC	112-120 E Ave A and 506-510 N 2nd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$2,560,000	Pending	\$289,100	\$3,000,000
145-B	Lander Group/The Boutrous Group, LLC	202-220 E Ave A and 500-506 N 3rd St	New Construction	Approved	02/13/20	02/25/20	03/02/20		\$9,150,000	Pending	\$306,100	\$9,500,000
									<b>\$102,969,245</b>	<b>\$65,252,599</b>	<b>\$23,247,880</b>	<b>\$105,882,000</b>